



PUBLIC NOTICE

File Number: NRS 14.305

Pursuant to Chapter 0400-4-7 of the Department's rules, the proposed activity described below has been submitted for approval under an Aquatic Resource Alteration Permit and §401 Water Quality Certification. This notice is intended to inform interested parties of this permit application and to ask for comments and information necessary to determine possible impacts to water quality. No decision has been made whether to issue or deny this application.

APPLICANT: Jeff Browning, Principal
Browning Development Solutions
P.O. Box 2725
Brentwood, TN 37216
(615) 376-8844

LOCATION: The project is located on Interstate Drive and South Walnut Avenue , Cookeville, Putnam County, TN, Latitude 36.140579; Longitude -85.510072.

PROJECT DESCRIPTION: The proposed project consists of the construction of an approximately 265,000 square foot retail development on a 40 acre parcel on Interstate Drive in Cookeville, TN. The proposed development will consist of national tenants and is expected to generate approximately 40 million in infrastructure value, over 600 new jobs, and 2.4 million annually in local tax revenue.

The construction of the development will result in the placement of fill in 2.70 acres of exceptional Tennessee Waters (ETW) and 0.56 acres of non-ETW wetlands. The Department has determined that these impacts will be above the level of *de- minimis*. The applicant has submitted an alternative analysis and social and economic justification for the proposed impacts. The department has reviewed this information and determined that the proposed activity is necessary to accommodate important economic or social development in the area. The social and economic justification information is contained in a separate public notice.

The applicant proposes to compensate for the loss of 3.26 acres of wetland both on and offsite. The applicant proposes to offset the functions onsite for stormwater control, water quality and recharge to groundwater. Site stormwater will be directed to two large bio-retention basins. The bio-retention basins will collect stormflow from the site directed through a network of small, grass dominated retention basins. Before entering the large basins, all stormwater be treated by water quality devices to remove trash, sediment, and floating pollutants. Once in the basin the water will percolate though a vegetated substrate into perforated under drains. Stormwater will be discharged from the basins via five injections wells.

Offsite compensation shall consist of the acquisition of two parcels totaling 35 acres within the Falling Water watershed approximately 4 miles south of Cookeville. They are within the Falling

Water River 10-digit HUC (0513010807) as are the wetland to be impacted at Interstate Drive. The mitigation wetlands are within 650 feet of the boundary of the Falling Water River upper 12-digit HUC within which the Interstate Drive wetlands are located.

Both wetland mitigation parcels are of exceptional rare quality and statewide significance. They are contained within a large and prominent wetland complex comprising over 1,400 acres. These two parcels are of high functions and very high floristic diversity with documented plant species considered to be endangered, threatened, or of concern by the state. Compensatory mitigation shall consist of the restoration of 10.5 acres, enhancement of 14.8 acres, and preservation of 9.7 acres. Restoration and enhancement shall focus on the long-term maintenance of an early successional, herbaceous meadow.

The social and economic justification and alternative analysis is noticed separately in this Public Notice.

DEGRADATION: In accordance with the Tennessee Antidegradation Statement (Rule 0400-40-03-.06), the division has determined that the proposed activities will result in above a *de minimis* level of degradation to water quality.

WATERSHED / WATERBODY DESCRIPTION: The proposed project lies within the HUC 05130108. More information can be found at:

<http://tn.gov/environment/article/wr-ws-caney-fork-river-watershed>.

FACTORS CONSIDERED: In deciding whether to issue or deny a permit, the department will consider all comments of record and the requirements of applicable federal and state laws. In making this decision, a determination will be made regarding the lost value of the resource compared to the value of any proposed mitigation. The department shall consider practicable alternatives to the alteration. The department shall also consider loss of waters or habitat, diminishment in biological diversity, cumulative or secondary impacts to the water resource, and adverse impact to unique, high quality, or impaired waters.

COMMENTING: Persons wishing to comment on the proposal are invited to submit written comments to the department. Written comments must be received within **thirty days of the date that this notice is posted**. Comments will become part of the record and will be considered in the final decision. The applicant's name and permit number should be referenced. Send all written comments to the department's address listed below and to the attention of the permit coordinator.

PUBLIC HEARING: The division shall conduct a Public Hearing on the application, the social and economic justification and alternative analysis (The social and economic justification and alternative analysis is noticed separately in this Public Notice)

AT 5:00 CST on Thursday, December 3, 2015. The hearing shall be held in the Conference Room at the Tennessee Department of Environment and Conservation Cookeville Environmental Field Office, 1221 South Willow Avenue, Cookeville, TN 3850, (931)-432-4015

APPEAL: A permit appeal may be filed, pursuant to T.C.A. §§ 69-3-105(i) and Rule 0400-40-05, by the permit applicant or by any aggrieved person who participated in the public comment period announced by this notice. This petition must be filed within THIRTY (30) DAYS after public notice of the issuance of the permit. The petition must specify what provisions are being appealed and the basis for the appeal. It should be addressed to the technical secretary of the Tennessee Board of Water Quality, Oil and Gas at the following address: Tisha Calabrese Benton, Director, Division of Water Resources, William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Ave, 11th floor, Nashville, TN 37243. Any hearing would be in accordance with T.C.A. §§69-3-110 and 4-5-301 et seq.

FILE REVIEW: The permit application, supporting documentation including detailed plans and maps, and related comments are available at the department's address (listed below) for review and/or copying.

Tennessee Department of Environment & Conservation
Division of Water Resources, Natural Resources Unit
William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, Tennessee 37243

ARAP Application
Interstate Drive Retail Development

MRW Environmental LLC.



Figure 1. Topographic Map of the Proposed Project Area.

6.3 Photographs of the resource(s) proposed for alteration with location description.



Figure 2. Photograph of 0.56 acre herbaceous wetland at the southern edge of the property.



Figure 3. Photograph of the 2.71 acre forested wetland in the central portion of the property.



Figure 4. Photograph of inundated areas within the forested portion of the site.



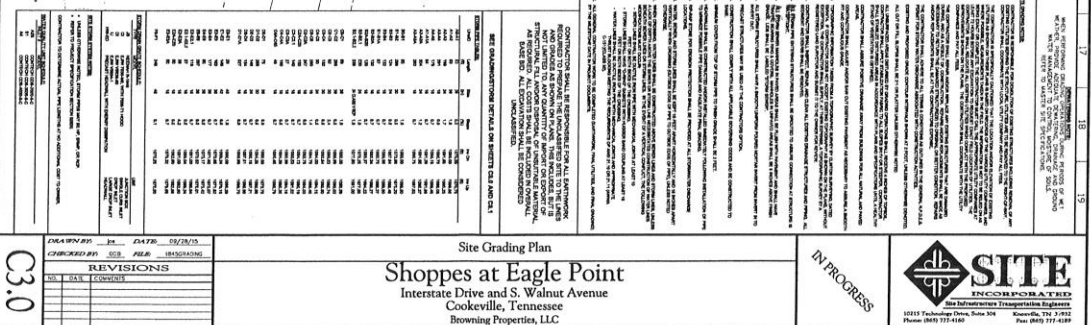
Figure 3. Proposed site along Interstate Drive in Cookeville, Tennessee
with delineated wetlands.
Cookeville, Putnam County, Tennessee

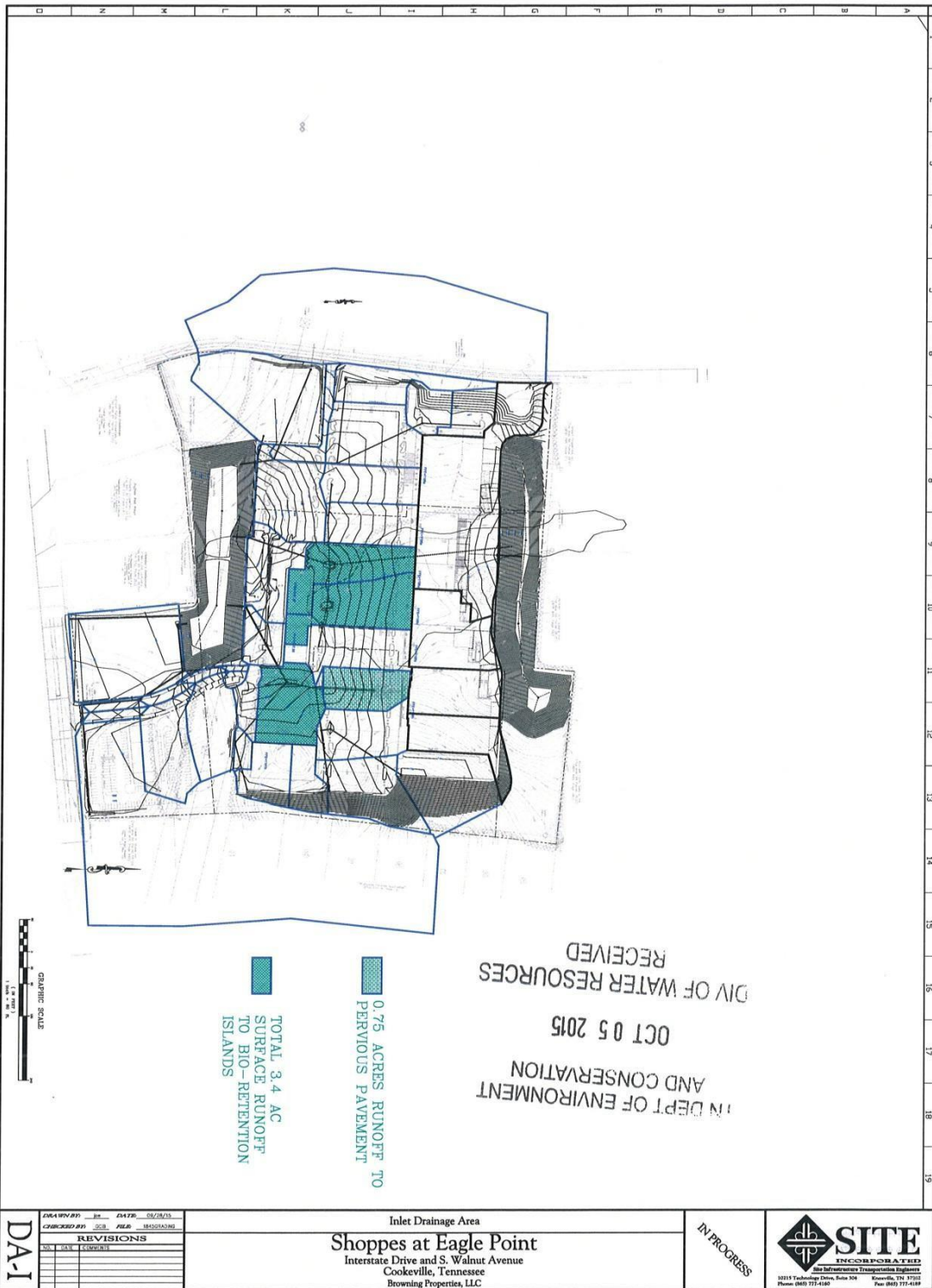
BDY NATURAL SCIENCES CONSULTANTS
2057 Woodmont Drive, Nashville, Tennessee | 615.460.9797 | www.bdyinc.com

0 0.05 0.1 Miles



Date: 6/27/2015
NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Map Center: 36.140224, -85.559495





TN DEPT OF ENVIRONMENT
AND CONSERVATION

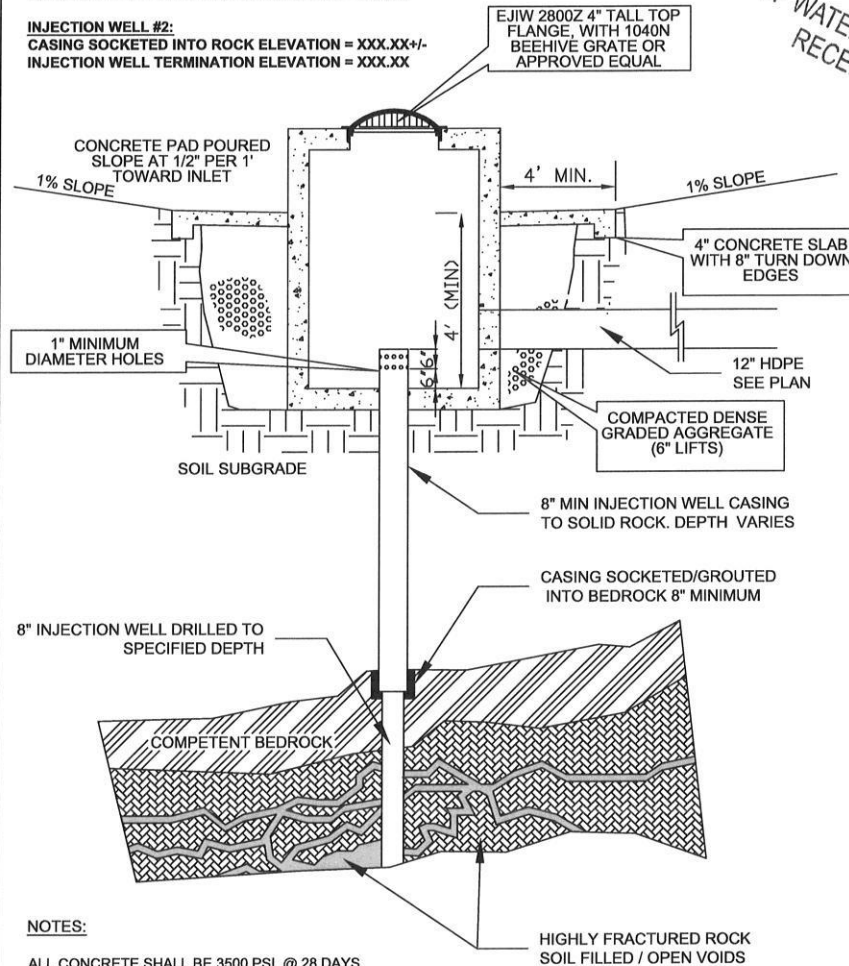
OCT 05 2015
DIV OF WATER RESOURCES
RECEIVED

INJECTION WELL #1:

CASING SOCKETED INTO ROCK ELEVATION = XXX.XX+/-
INJECTION WELL TERMINATION ELEVATION = XXX.XX

INJECTION WELL #2:

CASING SOCKETED INTO ROCK ELEVATION = XXX.XX+/-
INJECTION WELL TERMINATION ELEVATION = XXX.XX



NOTES:

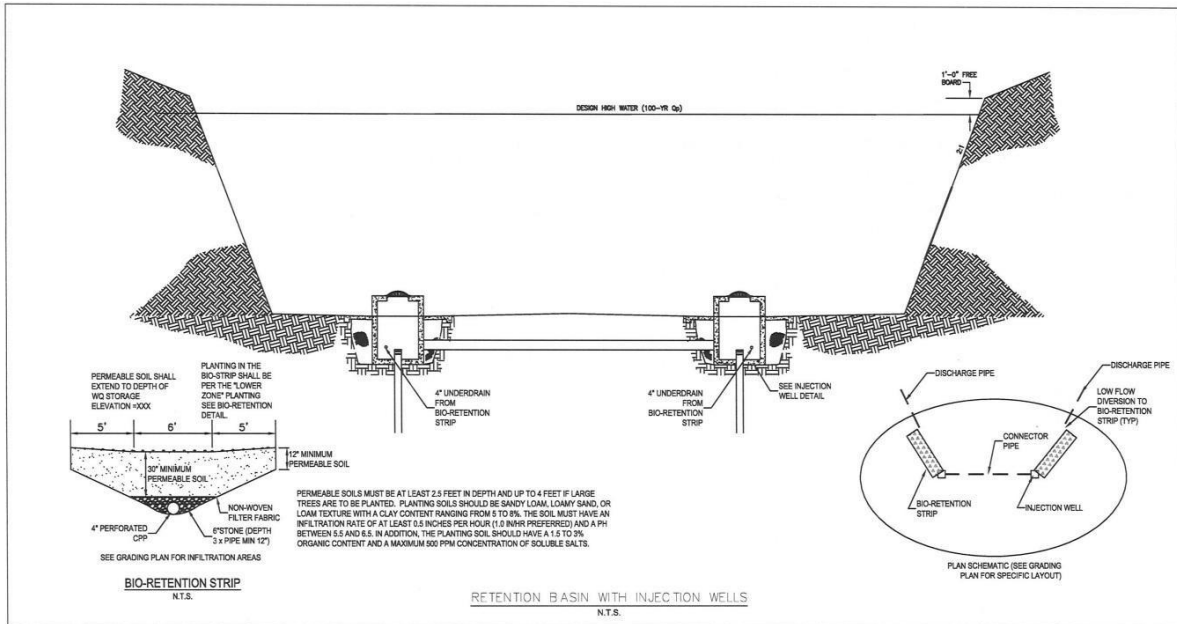
ALL CONCRETE SHALL BE 3500 PSI @ 28 DAYS

MINIMUM BOX INTERIOR DIMENSION OF BOX SHALL BE 4' BY 4'.

UPON COMPLETION OF INJECTION WELL DRILLING, CONTRACTOR SHALL FLUSH THE WELL WITH WATER TO COMPLETE INJECTION WELL DEVELOPMENT.

INJECTION WELL

N.T.S.



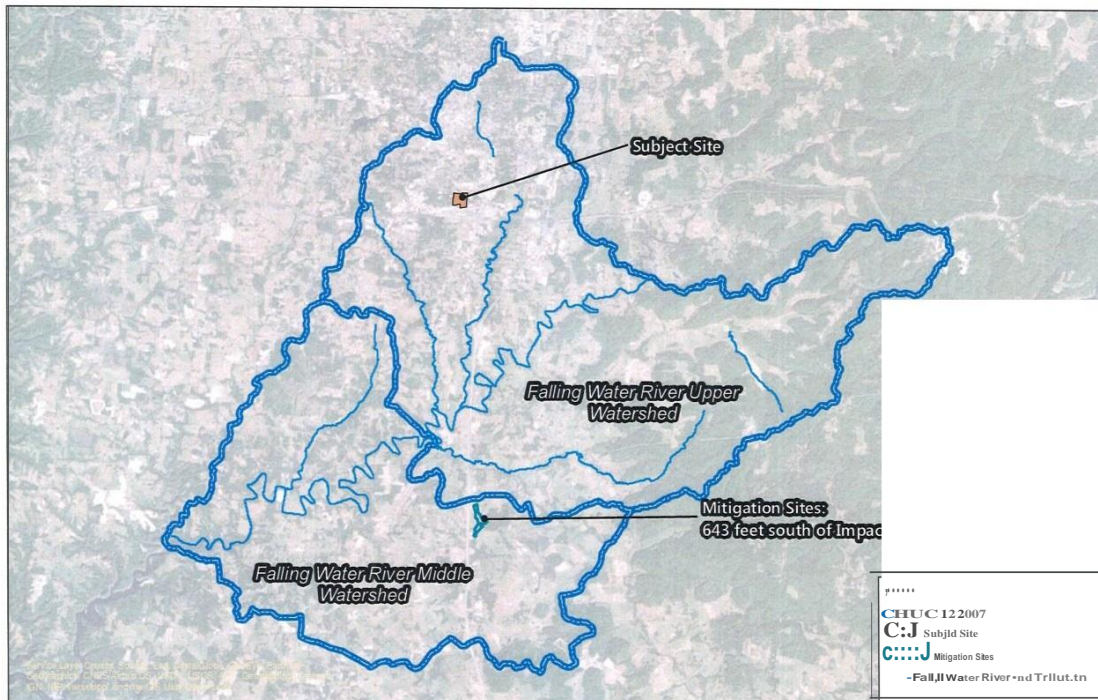


Figure 5. 12-Digit Hydrological Unit Code watersheds showing relative distance of subject site with impacts and proposed mitigation sites.

Putnam & White Counties, Tennessee

0 1 2 3 4 5 6 7 8 9 10 Miles

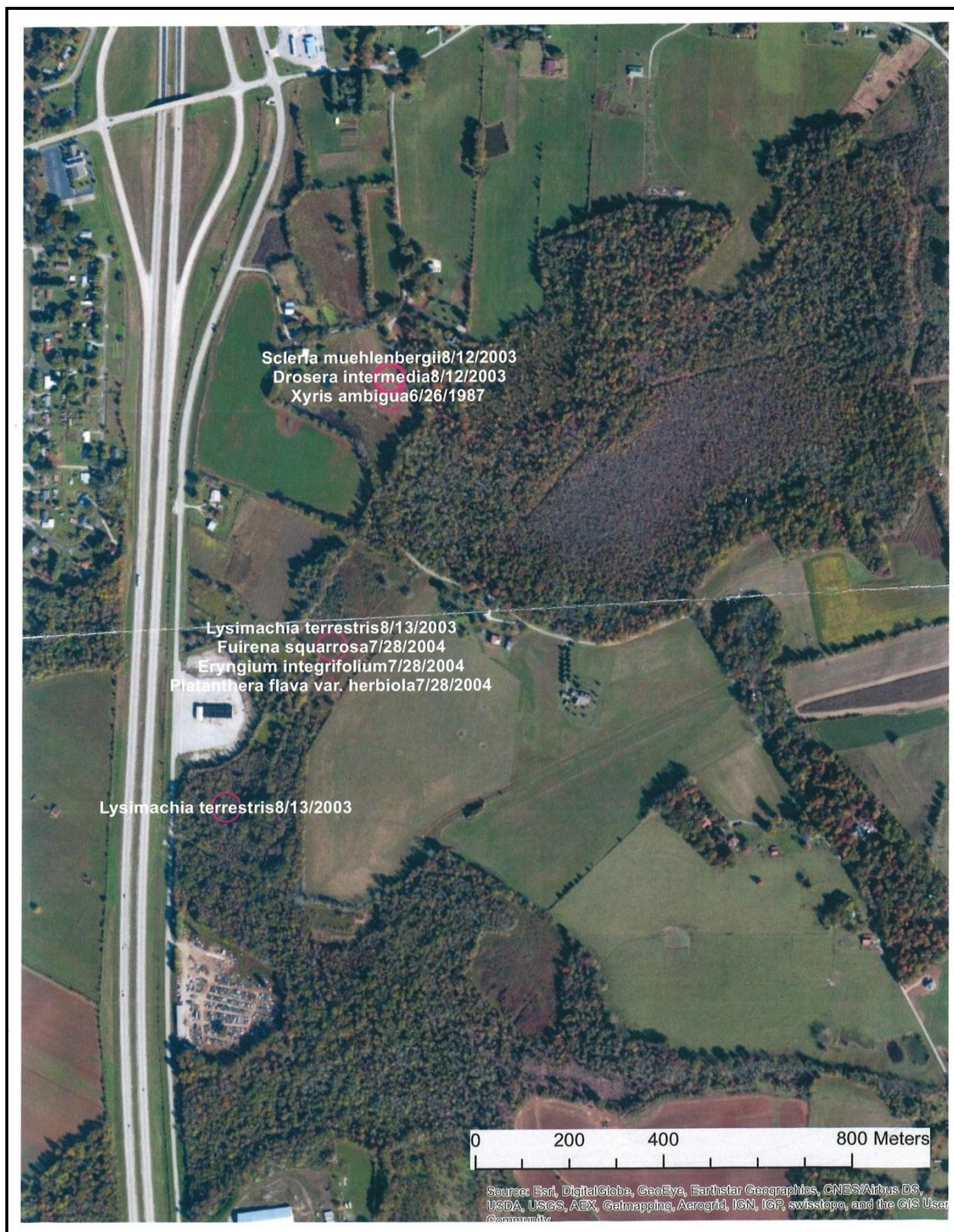
BDY NATURAL SCIENCES CONSULTANTS

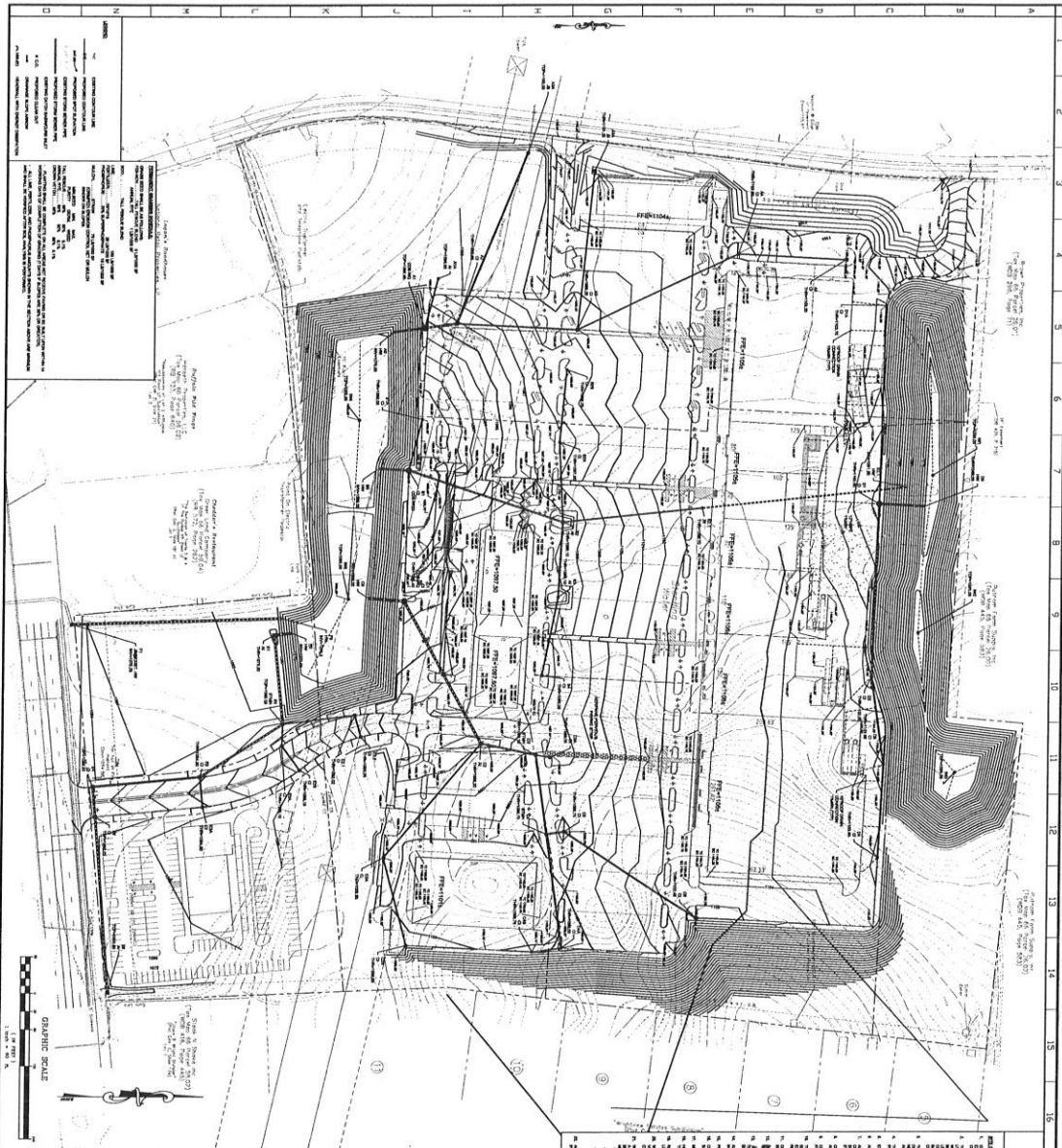
2027 Woodland Drive, Nashville, Tennessee 37217-4657 615.465.9797 1 www.bdy.com

0...HJUBOS

F3Sio...NlImt+HFP.LIDOfc...

....C...X.OIOn...S.O5Is0





REVISIONS

NO.	DATE	DESCRIPTION
1	02/12/15	ISSUED FOR PERMIT
2	02/12/15	ISSUED FOR PERMIT
3	02/12/15	ISSUED FOR PERMIT
4	02/12/15	ISSUED FOR PERMIT
5	02/12/15	ISSUED FOR PERMIT
6	02/12/15	ISSUED FOR PERMIT
7	02/12/15	ISSUED FOR PERMIT
8	02/12/15	ISSUED FOR PERMIT
9	02/12/15	ISSUED FOR PERMIT
10	02/12/15	ISSUED FOR PERMIT
11	02/12/15	ISSUED FOR PERMIT
12	02/12/15	ISSUED FOR PERMIT
13	02/12/15	ISSUED FOR PERMIT
14	02/12/15	ISSUED FOR PERMIT
15	02/12/15	ISSUED FOR PERMIT
16	02/12/15	ISSUED FOR PERMIT
17	02/12/15	ISSUED FOR PERMIT
18	02/12/15	ISSUED FOR PERMIT
19	02/12/15	ISSUED FOR PERMIT

CONSTRUCTION NOTES

1. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
2. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
3. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
4. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
5. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
6. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
7. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
8. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
9. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
10. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
11. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
12. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
13. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
14. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
15. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
16. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
17. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
18. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
19. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.

NOTES

1. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
2. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
3. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
4. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
5. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
6. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
7. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
8. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
9. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
10. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
11. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
12. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
13. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
14. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
15. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
16. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
17. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
18. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
19. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.

3.0

Site Grading Plan

Shoppes at Eagle Point

Interstate Drive and S. Walnut Avenue

Cookeville, Tennessee

Browning Properties, LLC

IN PROGRESS

THE ENGINEER'S SEAL

Professional Engineer

State of Tennessee

Registration No. 12345

Exp. Date 12/31/2016

THE ENGINEER'S SEAL

Professional Engineer

State of Tennessee

Registration No. 12345

Exp. Date 12/31/2016

THE ENGINEER'S SEAL

Professional Engineer

State of Tennessee

Registration No. 12345

Exp. Date 12/31/2016

THE ENGINEER'S SEAL

Professional Engineer

State of Tennessee

Registration No. 12345

Exp. Date 12/31/2016

THE ENGINEER'S SEAL

Professional Engineer

State of Tennessee

Registration No. 12345

Exp. Date 12/31/2016

THE ENGINEER'S SEAL

Professional Engineer

State of Tennessee

Registration No. 12345

Exp. Date 12/31/2016